

Environmentally Sensitive Lands –Land Development Code/Land Development Manual Amendments to Address Wetland Deviations

The Environmentally Sensitive Land Regulations (ESL) housed in Chapter 14, Article 3, Division 1 of the Land Development Code (LDC) were adopted to assure that development occurs in a manner that protects the overall quality of the resources consistent with sound resource conservation principles and the rights of private property owners. Currently, impacts to sensitive biological resources wetlands are allowed per the Land Development Code only if an applicant obtains a Site Development Permit (SDP) and the required findings can be made for approval as specified in Sections 126.0504 (a) (b) (c). Specifically, LDC Section 126.0504 (c) requires that two supplemental findings be made to allow for a deviation from the Sensitive Biological Resources regulations. The existing LDC language, however, provides only limited guidance to city staff, the applicant and the decision maker regarding the evaluation of impacts to these resources, under what circumstances it is reasonable to consider and to recommend approval of such a deviation.

As a result, the City Council directed staff to examine the deviation findings after determining that additional clarification was necessary to establish in what development situations impacts to wetlands may be allowed, and what criteria and analyses must be submitted to justify the decision to make the findings. Based upon input from several working groups over the last ten years, amendments to the Land Development Code, including Sections [143.0110 – Table 143-01A](#), [143.0141](#) and [143.0150](#) and the Land Development Manual – [Biology Guidelines](#) are proposed for adoption as described below:

The Land Development Code is being amended to establish the three development scenarios under which a deviation from the sensitive biological resources regulations may be approved outside of the Coastal Zone (including vernal pools) - Essential Public Project Option, Economic Viability Option, and Biologically Superior Option. The Essential Public Project Option allows for a wetland deviation to enable the City to implement necessary public facilities and infrastructure projects including, but not limited to, specific design/construction projects identified in a community or implementing plan and identified on the Essential Public Projects List, maintenance of existing infrastructure, and projects initiated by the City to meet state and federal regulatory requirements. The Economic Viability Option would allow a deviation to preserve an applicant's right to an economically viable use of property, only for circumstances not of the applicant's making. It provides criteria for the preparation of an economic analysis to determine the economic viability of a project with and without the deviation. The existing wetland regulations do not allow consideration of a biologically superior option to mitigate impacts. This amendment would allow a deviation from the LDC under the Biologically Superior Option if an alternative project or design achieves a superior biological result through either project design or extraordinary mitigation.

The Land Development Manual – [Biology Guidelines](#) are being revised to establish criteria for each development scenario against which the already adopted deviation findings will be evaluated.

The Supplemental Environmental Impact Report (SEIR) for the proposed amendment to the Land Development Code/Land Development Manual was distributed for public review and comment on September 14, 2009. Links to the [Executive Summary](#) and [Conclusions](#) are provided here. To obtain a copy of the complete SEIR, please contact Elizabeth Shearer-Nguyen at EShearer@sandiego.gov or 619-446-5369. The public comment period for the DSEIR ends October 30, 2009.

During this public review and comment period, the proposed amendments will be presented to the Community Planners Committee, Wetland Advisory Board, Land Use and Housing Committee, Natural Resources and Conservation Committee, and Planning Commission, prior to consideration for adoption by the City Council. If you have questions related to this project, please contact Anna McPherson, Senior Planner at (619) 446-5276.

S.0 Executive Summary

This summary provides a brief synopsis of: (1) the proposed amendments to the City's Land Development Code (LDC) (Project) to clarify the process for deviations from the LDC for wetland impacts, (2) two Alternative proposals to clarify the deviations process, (3) discretionary actions associated with the Project or Alternatives, (4) the results of the environmental analysis contained within this Supplemental Environmental Impact Report (SEIR), (5) the major areas of controversy, (6) issues to be resolved by Decision Makers, and (7) the No Project Alternative.

S.1 Project Overview

S.1.1 Project Location and Setting

The San Diego region is located in southern California, in the southwest corner of the continental U.S. The City's corporate limits encompass approximately 343 square miles of land within San Diego County (San Diego Association of Governments [SANDAG] 2008). The metropolitan area is generally bounded on the north by the cities of Escondido and Poway, the foothills of the coastal mountains on the east, the Mexican border on the south, and the Pacific Ocean on the west. The Project encompasses the City, excluding areas within the Coastal Zone.

With its varied topography consisting of the coastal bluffs and plains, mesas, inland valleys, foothills and mountains, and high number of sunny days, the San Diego region supports one of the most biologically diverse environments in the continental U.S. San Diego supports wetland habitats which provide habitat for a wide range of wildlife and plants, including some threatened and endangered species. For the purpose of this Project, wetlands are grouped into the following habitat types: coastal wetlands; riparian forest or woodland; riparian scrub; vernal pools; natural flood channel; and disturbed wetlands.

S.1.2 Project Description

The Project proposes amendments to the LDC. Specifically, the proposed amendments address the regulations pertaining to wetlands in the following three sections of the LDC: Development Regulations for Sensitive Biological Resources (Sections 143.0110 and 143.0141); Deviations from the Environmentally Sensitive Lands (ESL) Regulations (Section 143.0150); and the Biology Guidelines in the Land Development Manual (LDM).

The existing LDC, specifically the above-cited sections of the ESL Regulations and the Biology Guidelines, provide parameters to avoid impacts to wetlands but do not provide enough guidance on specific circumstances where a deviation from the wetland regulations may be considered. The Project would not replace the existing deviation findings, but is intended to provide clarity, consistency, objectivity, and predictability as to when wetland impacts would be allowed and what criteria and analyses would be required to make the findings.

The draft language provides clarity to the sections of the LDC pertaining to the deviation findings for impacts to wetlands for three scenarios – Essential Public Project Option, Economic Viability Option, and Biologically Superior Option. The Essential Public Project Option provides a wetland deviation in order

for the City to carry out a range of public facilities and infrastructure projects including, but not limited to, specific design/construction projects, maintenance of existing infrastructure, and projects initiated by the City to meet state and federal regulatory requirements. The Economic Viability Option would allow a deviation only for circumstances not of the applicant's making. The proposed amendments provide criteria for the preparation of an economic analysis. The existing wetland regulations do not allow consideration of a biologically superior option to mitigate impacts, and therefore the preservation of low quality wetlands with little or no long-term biological benefit can currently occur as mitigation. However, a deviation from the LDC under the proposed Biologically Superior Option may be warranted if an alternative project or design achieves a superior biological result. Under the proposed three scenarios, the deviation findings would better meet the needs of the community while maintaining a net improvement to wetland resources.

The Project is intended to address concerns expressed by City Decision Makers, staff, members of the environmental community, developers, and the general public regarding the need for more clarity to address requests that could result in impacts to wetlands outside the Coastal Zone, including vernal pools. Any future project processed under the amended LDC would be subject to review by the Development Services Department and to mitigation specified by the City or other pertinent agencies pursuant to California Environmental Quality Act (CEQA) review.

S.2 Alternatives

In addition to the Project, this SEIR fully analyzes two Alternatives, including a proposal put forward by a Working Group and a proposal put forward by the U.S. Fish and Wildlife Agency and California Department of Fish and Game (Wildlife Agencies).

The Working Group Alternative was prepared over the course of several years of meetings and coordination among City staff, environmental groups, and development industry stakeholders. As a result of discussions between the City and the Wildlife Agencies about the proposed amendments, and the Wildlife Agencies' review of the Notice of Preparation (NOP) released in February 2008 for the preparation of the SEIR on the amendments, the Wildlife Agencies submitted an alternative referred to in this SEIR as the Wildlife Agencies Alternative. Subsequently, the City incorporated a majority of the modifications proposed by the Wildlife Agencies into the Project.

There are some differences among the Project and the Alternatives. Table S-1 at the end of this Executive Summary provides a summary comparison of the major differences among the Project, Working Group Alternative, and Wildlife Agencies Alternative for each scenario. As noted in Table S-1, the Working Group Alternative, unlike the Project, limits essential public projects to public projects identified in City land use plans adopted prior to January 1, 2000, and to linear infrastructure (e.g., waterlines, sewers, major and other circulation element roads) identified in adopted City land use plans. Also noted in Table S-1, the Wildlife Agencies Alternative is distinct in that it requires in-perpetuity management and monitoring of wetland mitigation sites resulting from a deviation under the Biologically Superior Option. Under the Biologically Superior Option, both the Project and the Wildlife

Agencies Alternative would allow a biologically superior project design to serve as partial mitigation for wetlands impacts (as depicted in Figure 3-1).

S.3 Discretionary Actions

For the Project or Alternatives, the following discretionary actions would be considered by the San Diego City Council:

- ♦ Approval and certification of the SEIR at a noticed public hearing (Process 5); and
- ♦ Amendments to the LDC (Chapter 14, Article 3, Division 1, and the Biology Guidelines in the LDM).

S.4 Summary of Significant Effects and Mitigation Measures that Reduce or Avoid the Significant Effects

The Project provides clarification to the existing LDC and would result in no significant impacts. No mitigation would be required.

S.5 Areas of Controversy

The NOP was distributed in February 2008 for a 30-day public review and comment period, and a public scoping meeting was also held in February 2008. Public comments received on the NOP and comments from the scoping meeting were considered in the environmental analysis, resulting in the three proposals to amend the LDC. Issues brought forward in the NOP process involve a concern that future projects could impact higher quality wetlands and assurances for long-term management of wetlands.

S.6 Issues to be Resolved by the Decision-Making Body

The issue to be resolved by the City is whether the Project or one of the Alternatives provides the necessary clarity, consistency, objectivity, and predictability as to when and how to appropriately allow a deviation from the LDC for wetland impacts from future projects. This SEIR's equal level of analysis of the Project and the two Alternatives will enable the Decision Makers to select either the Project, one of the Alternatives, or a hybrid consisting of components from each.

S.7 CEQA Alternatives

In developing appropriate alternatives to be addressed in the Alternatives Analysis (Chapter 9), the City considered the ability of the Working Group Alternative and the Wildlife Agencies Alternative to meet the basic objectives of the Project and eliminate or substantially reduce significant environmental impacts. This SEIR equally analyzes the Project and these two alternatives throughout the body of the SEIR. No significant impacts were identified as a result of the Project or Alternatives.

The Working Group Alternative, Wildlife Agencies Alternative, and No Project Alternative provide the extent of the alternatives addressed in this SEIR. In accordance with Section 15126.6(e)(3)(A) of the CEQA Guidelines, projects which involve revisions to existing land use or regulatory plans consider the No Project Alternative to be the continuation of the existing plans. Therefore, under the No Project Alternative, project approvals for a wetland deviation would rely on the existing LDC.

S.7.1 No Project/No Revisions to the LDC Alternative

Pursuant to CEQA Guidelines Section 15126.6(e)(3)(A), the No Project Alternative is the continuation of the existing sections of the LDC that address impacts to wetlands. The No Project Alternative for the project would result in a continuation of approvals as allowed under the existing LDC.

In the past, projects have been granted a wetland deviation. In order to grant a wetland deviation under the existing LDC, projects must demonstrate that wetland impacts cannot be avoided and potential impacts would be minimized to the maximum extent feasible. Requests for deviation to allow wetland impacts for development of essential public projects and those that would otherwise be economically infeasible would continue to be considered. However, under the No Project Alternative, future applications would not be subject to the same restrictions and higher standards outlined in the proposed clarification language, and as a consequence some projects would be approved that would otherwise not be considered under the Project.

Implementation of the existing deviation findings in the LDC has shown that they currently provide limited clarity, and may be subject to conflicting interpretation. The No Project Alternative would not be considered the Environmentally Superior Alternative.

S.7.2 Environmentally Superior Alternative

As required under Section 15126.6(e)(2) of the CEQA Guidelines, the SEIR must identify the environmentally superior alternative. The Wildlife Agencies Alternative requires in-perpetuity management and monitoring and the funding for these activities for all mitigation sites for projects approved under the Biologically Superior Option. Due to these requirements, which serve to protect sensitive habitats and species, the Wildlife Agencies Alternative is the environmentally superior alternative.



ENTITLEMENTS DIVISION
(619) 446-5460

SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

PROJECT No. 150488
SCH No. 2008021094

SUBJECT: AMENDMENTS TO THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE (LDC) ENVIRONMENTALLY SENSITIVE LANDS (ESL) REGULATIONS, CONSISTING OF CLARIFICATIONS TO THE DEVELOPMENT REGULATIONS FOR SENSITIVE BIOLOGICAL RESOURCES (SECTIONS 143.0110, Table 143-01A and 143.0141), DEVIATIONS TO ESL REGULATIONS (SECTION 143.0150), AND AMENDMENTS TO THE LAND DEVELOPMENT MANUAL (LDM) BIOLOGY GUIDELINES: The project would amend the LDC to establish the three development scenarios under which a deviation from the sensitive biological resources regulations may be approved outside of the Coastal Zone (including vernal pools) - Essential Public Project Option, Economic Viability Option, and Biologically Superior Option. The Essential Public Project Option allows for a wetland deviation to enable the City to implement necessary public facilities and infrastructure projects including, but not limited to, specific design/construction projects identified in a community or implementing plan and identified on the Essential Public Projects List, maintenance of existing infrastructure, and projects initiated by the City to meet state and federal regulatory requirements. The Economic Viability Option would allow a deviation to preserve an applicant's right to an economically viable use of property, only for circumstances not of the applicant's making. It provides criteria for the preparation of an economic analysis to determine the economic viability of a project with and without the deviation. The existing wetland regulations do not allow consideration of a biologically superior option to mitigate impacts. This amendment would allow a deviation from the LDC under the Biologically Superior Option if an alternative project or design achieves a superior biological result through either project design or extraordinary mitigation. Applicant: City Planning and Community Investment Department, MSCP Section.

CONCLUSIONS:

This Supplemental Environmental Impact Report (SEIR) analyzes the environmental impacts of the project. The discretionary actions consist of City Council certification of the SEIR and Approval of the Amendments to the LDC (Chapter 14, Article 3, Division 1) and the Biology Guidelines of the LDM.

Project Background

The LDC includes the ESL Regulations which provide the rules under which impacts to wetlands may be considered. Currently, impacts to wetlands are allowed under the LDC only if a project obtains a Site Development Permit and findings can be made for approval as specified under Sections 126.0504(a)(b)(c) of the LDC. Specifically, LDC Section 126.0504(c) requires that a supplemental set of findings be made to allow for the deviation from the wetlands regulations in ESL. The existing findings provide limited guidance to the project applicant and Decision Makers for the evaluation of proposed wetland impacts.

The City Council first directed staff to examine the existing deviation findings in 1998 after determining that additional clarification was necessary as to when impacts to wetlands may be allowed and what criteria and analyses would be required to make the findings. The City has used the input of three working groups to provide clarity in the LDC as it relates to the wetland deviation findings for three scenarios: the - Essential Public Project Option, Economic Viability Option, and Biologically Superior Option. The first working group included environmental and development industry stakeholders, including the Building Industry Association, Southwest Center for Biological Diversity, Endangered Habitats League, and staff from the Mayor's office. In 2001, a second working group was formed. This group included representatives from the City Planning and Community Investment Department, development industry, environmental groups not involved in the vernal pool lawsuit filed in the late 1990's, and the Mayor's office. In January of 2003, a third working group was convened to continue working on the wetland deviation language. Members of the third working group included staff from the City Planning and Community Investment Department, Alliance for Habitat Conservation, San Diego Audubon Society, Building Industry Association of San Diego County, Center for Biological Diversity, McMillin Land Development, RMA Consultants, Sheppard Mullin Attorneys at Law, and the Sierra Club. This working group developed draft language that, if approved, would be incorporated into the wetland deviation provisions of the LDC. However, this working group was unable to reach consensus on certain aspects of the draft language, namely the following three issues which were taken to the City Council Land Use and Housing Committee for direction: 1) limiting the Essential Public Project Option to linear infrastructure, 2) precluding the use of the Economic Viability Option when an acquisition offer at fair market value had been made; and 3) allowing a perpetual management endowment (versus double mitigation) to be considered towards mitigation for the Biologically Superior Option.

At the March 10, 2004, LU&H Committee meeting, the draft wetland deviation language was presented. In taking action on the item, the Committee directed City staff to: 1) develop a list of essential public projects potentially qualifying for the Essential Public Project Option; 2) add a definition of the term "public project;" 3) for the Biologically Superior Option, require double mitigation and eliminate the option to provide standard mitigation with an endowment; and 4) complete the environmental review process for the Project prior to proceeding to City Council. As part of the action item, staff prepared a list of public projects including Capital Improvement Program (CIP) and other infrastructure projects that would qualify for the proposed wetland

deviation under the Essential Public Project Option. This list has since been completed, and is contained in Appendix III of the amended Biology Guidelines (see Appendix A of this SEIR). Additionally, a definition of the term Essential Public Project is proposed for the LDC, Section 143.0150.

The SEIR analyzes three alternatives for considering impacts to wetlands. Three versions of the wetland deviation language have evolved and are described in more detail in the Chapter 3 in the SEIR. The three following policy issues influenced the development of the Working Group Alternative, the Wildlife Agencies Alternative, and the Project: Application of the Essential Public Project Option; Potential for the project applicant to reject a fair market value acquisition offer; and Mitigation for the Biologically Superior Option.

In February 2008, the City released the Working Group Alternative, proposing amendments to the LDC to allow impacts to wetlands under specific, limited conditions as listed in the Biology Guidelines and Section 143.0110 of the LDC and issues a NOP for preparation of this SEIR. Subsequent to the distribution of the NOP, the project has evolved to include the City Proposal (Project) and two alternatives (the Working Group and Wildlife Agency alternatives). Although there are differences between the project and the two alternatives, the proposed Land Development Code amendment language is similar. The project and two alternatives are equally analyzed in the SEIR.

Project Description

The Project would amend the existing text in Sections 143.0110, Table 143- 01A, 143.0141(a) and (b) of the LDC and add Section 143.0150(d) to the LDC. Table 3-1 provides the proposed language. The amendments to the LDC are similar for the Project and each Alternative with the exception of 143.0150(d)(1)(B), the definition of the term Essential Public Project (EPP). The most noticeable amendment is the addition of Section 143.0150(d) pertaining to deviations from the wetland regulations under three scenarios - Essential Public Project Option, Economic Viability Option, and Biologically Superior Option (Table 3-1). For each scenario that could affect wetlands, specific deviation findings would continue to be required. The Project would amend the Biology Guidelines to include criteria, for each development scenario, against which the findings would be evaluated. Table 3-2 provides the full text of the Project and the Alternatives. Where the proposed language differs from the Project, the text is shaded. Under each project scenario, the purpose and intent and the proposed criteria are provided.

Chapter 3 of the SEIR provides more detail of each Alternative and the differences between them. The Working Group and the Wildlife Agencies Alternatives are the same as under the Project, with the exception of the definition of an EPP (see section 143.0150(d)(1)(B) in Table 3-1). As with the Project, the most noticeable change is in the addition of Section 143.0150(d), Deviations to Wetland Regulations. However, there other differences between the Project and Alternatives which are further detailed in the SEIR and Table S-1. The Wildlife Agencies Alternative is the same as the Project's, with the exception of the definition of an EPP (see Section 143.0150(d)(1)(B) in Table 3-1).

Implementation of the project would not result in any significant or potentially significant impacts. Therefore, no mitigation measures are necessary.

SIGNIFICANT UNMITIGATED IMPACTS:

Implementation of the project would not result in any significant or potentially significant unmitigated impacts. Therefore, no mitigation monitoring and reporting program has been developed or is required.

MITIGATION, MONITORING AND REPORTING PROGRAM INCORPORATED INTO THE PROJECT:

Implementation of the project would not result in any significant or potentially significant impacts. Therefore, no mitigation, monitoring and reporting program is required.

ALTERNATIVES FOR REDUCING SIGNIFICANT UNMITIGATED IMPACTS:

Implementation of the project would not result in any significant or potentially significant unmitigated impacts. Therefore, there are no recommended alternatives for reducing significant unmitigated impacts.

PUBLIC REVIEW:

The following individuals, organizations, and agencies received a copy or notice of the draft Supplemental Environmental Impact Report and were invited to comment on its accuracy and sufficiency.

DISTRIBUTION:

Federal Agencies

U.S. EPA (19)

U. S. Fish and Wildlife Service (23)

U. S. Army Corps of Engineers (26)

Military

Naval Facilities Engineering Command, SW Division, Environmental Planning (12)

MCAS Miramar (13)

State of California

Departments

Department of Transportation, District 11 (31)

Department of Fish and Game (32)

Department of Parks and Recreation (40)

Water Resources (45)

State Clearinghouse (46A)

Agencies

Resources Agency (43)
Regional Water Quality Control Board, Region 9 (44)
California Environmental Protection Agency (37A)

Commissions/Boards

California Coastal Commission (47)
Native American Heritage Commission (56)
Water Resources Control Board (55)

San Diego County

Department of Planning and Land Use (68)
Department of Parks and Recreation (69)
Department of Public Works (70/72)

City of San Diego

Office of the Mayor (91)
Council President Hueso, District 8 (MS 10A)
Councilmember Lightner, District 1 (MS 10A)
Councilmember Faulconer, District 2 (MS 10A)
Councilmember Gloria, District 3 (MS 10A)
Councilmember Young, District 4 (MS 10A)
Councilmember DeMaio, District 5 (MS 10A)
Councilmember Frye, District 6 (MS 10A)
Councilmember Emerald, District 7 (MS 10A)
City Attorney - Shannon Thomas (MS 59)

Departments

Development Services Department
 Anna McPherson (MS 501)
 Elizabeth Shearer-Nguyen (MS 501)
 Myra Herrmann (MS 501)
Park and Recreation Department - Chris Zirkle (89)
Environmental Services Department – Lisa Wood (MS 1102A)
Water Department – Nicole McGinnis (MS 906)
Metropolitan Wastewater Department – Keli Balo (MS 901)
Library Gov't Documents Department (81 & 81A)
City Planning & Community Investment Department
 MSCP Reviewer – Jeanne Krosch (MS 5A)
 Deborah Sharpe (MS 5A)
Governmental Relations Department (MS 51M)

Engineering and Capital Projects Department (86)

Kerry Santoro, Project Officer II (MS 908A)

Storm Water Department

Daniel Lottermoser, Associate Engineer (MS 44)

Drew Kleis, Program Manager (MS 1900)

City Agencies

Redevelopment Agency (MS 904)

Southeastern Economic Development Corporation (SEDC) (448)

Centre City Development Corporation (MS 51-D)

Housing Commission (MS 49N)

Advisory Boards

Historical Resources Board (87)

Community Forest Advisory Board (90)

Wetland Advisory Board (91A)

Advisory Committees

Mission Bay Park Committee (320)

Balboa Park Committee (MS 35)

Libraries (NOTICE ONLY)

Balboa Branch Library (81B)

Beckwourth Branch Library (81C)

Benjamin Branch Library (81D)

Carmel Mountain Ranch Branch (81E)

Carmel Valley Branch Library (81F)

City Heights/Weingart Branch Library (81G)

Clairemont Branch Library (81H)

College-Rolando Branch Library (81I)

Kensington-Normal Heights Branch Library (81K)

La Jolla/Riford branch Library (81L)

Linda Vista Branch Library (81M)

Logan Heights Branch Library (81N)

Malcolm X Library & Performing Arts Center (81O)

Mira Mesa Branch Library (81P)

Mission Hills Branch Library (81Q)

Mission Valley Branch Library (81R)

North Clairemont Branch Library (81S)

North Park Branch Library (81T)

Oak Park Branch Library (81U)

Ocean Beach Branch Library (81V)

Otay Mesa-Nestor Branch Library (81W)

Pacific Beach/Taylor Branch Library (81V)
Paradise Hills Branch Library (81Y)
Point Loma/Hervey Branch Library (81Z)
Rancho Bernardo Branch Library (81AA)
Rancho Peñasquitos Branch Library (81BB)
San Carlos Branch Library (81DD)
San Ysidro Branch Library (81EE)
Scripps Miramar Ranch Branch Library (81FF)
Serra Mesa Branch Library (81GG)
Skyline Hills Branch Library (81HH)
Tierrasanta Branch Library (81II)
University Community Branch Library (81JJ)
University Heights Branch Library (81KK)
Malcolm A. Love Library (457)

Other Cities

City of Chula Vista (94)
City of Del Mar (96)
City of Escondido (98)
City of Imperial Beach (99)
City of La Mesa (100)
City of Lemon Grove (101)
City of National City (102)
City of Poway (103)
City of Santee (104)

Native Americans (NOTICE ONLY)

Carmen Lucas (206)
Ron Christman (215)
Louie Guassac (215A)
Clint Linton (215B)
Kumeyaay Cultural Repatriation Committee (225)
Native American Bands and Groups (225A - Q)

Other Agencies

San Diego Association of Governments (108)
Semptra (114)
Metropolitan Transit Systems (115)
Otay River Park Joint Powers Authority
San Dieguito River Park Joint Power Authority (425A)
County Water Authority (73)
Unified Port District (109)
San Diego Gas & Electric (381)

Community Groups, Associations, Boards, Committees and Councils

Community Planners Committee (194) (NOTICE ONLY)

Community Planning Groups

Balboa Park Committee (226A)
Black Mountain Ranch –Subarea I (226C)
Otay Mesa - Nestor Planning Committee (228)
Otay Mesa Planning Committee (235)
Clairemont Mesa Planning Committee (248)
Greater Golden Hill Planning Committee (259)
Serra Mesa Planning Group (263A)
Kearny Mesa Community Planning Group (265)
Linda Vista Community Planning Committee (267)
La Jolla Community Planning Association (275)
City Heights Area Planning Committee (287)
Kensington-Talmadge Planning Committee (290)
Normal Heights Community Planning Committee (291)
Eastern Area Planning Committee (302)
North Bay Community Planning Group (307)
Mira Mesa Community Planning Group (310)
Mission Beach Precise Planning Board (325)
Mission Valley Unified Planning Organization (331)
Navajo Community Planners Inc. (336)
Carmel Valley Community Planning Board (350)
Del Mar Mesa Community Planning Board (361)
Greater North Park Planning Committee (363)
Ocean Beach Planning Board (367)
Old Town Community Planning Committee (368)
Pacific Beach Community Planning Committee (375)
Pacific Highlands Ranch – Subarea III (377A)
Rancho Peñasquitos Planning Board (380)
Peninsula Community Planning Board (390)
Rancho Bernardo Community Planning Board (400)
Sabre Springs Community Planning Group (406B)
Sabre Springs Community Planning Group (407)
San Pasqual - Lake Hodges Planning Group (426)
San Ysidro Planning and Development Group (433)
Scripps Ranch Community Planning Group (437)
Miramar Ranch North Planning Committee (439)
Skyline - Paradise Hills Planning Committee (443)
Torrey Hills Community Planning Board (444A)
Southeastern San Diego Planning Committee (449)
Encanto Neighborhoods Community Planning Group (449A)

College Area Community Council (456)
Tierrasanta Community Council (462)
Torrey Highlands – Subarea IV (467)
Torrey Pines Community Planning Group (469)
University City Community Planning Group (480)
Uptown Planners (498)

Town/Community Councils

Town Council Presidents Association (197)
Harborview Community Council (243)
Carmel Mountain Ranch Community Council (344)
Clairemont Town Council (257)
Serra Mesa Community Council (264)
Rolando Community Council (288)
Oak Park Community Council (298)
Webster Community Council (301)
Darnell Community Council (306)
La Jolla Town Council (273)
Mission Beach Town Council (326)
Mission Valley Community Council (328 C)
San Carlos Area Council (338)
Ocean Beach Town Council, Inc. (367 A)
Pacific Beach Town Council (374)
Rancho Penasquitos Community Council (378)
Rancho Bernardo Community Council, Inc. (398)
Rancho Penasquitos Town Council (383)
United Border Community Town Council (434)
San Dieguito Planning Group (412)
Murphy Canyon Community Council (463)

Community Associations/Committees (NOTICE ONLY)

North Park Community Association (366)
Normal Heights Community Center (293)
Normal Heights Community Association (292)
Fox Canyon Neighborhood Association (295)
La Jollans for Responsible Planning (282)
Fairmount Park Neighborhood Association (303)
Mission Hills Association (327)
La Jolla Shores Association (272)
Southeastern San Diego Development Committee (449)
Arroyo Sorrento Homeowners Association (356)
Burlingame Homeowners Association (364)
Crown Point Association (376)

Torrey Pines Association (186)
The San Dieguito Lagoon Committee (409)
Scripps Ranch Civic Association (440)
Crest Canyon Citizens Advisory Committee (475)
University City Community Association (486)
Hillside Protection Association (501)
Banker's Hill canyon Association (502)
Allen Canyon Committee (504)

Other Interested Parties

San Dieguito River Park (116)
San Diego Regulatory Alert (174)
San Diego Chamber of Commerce (157)
Building Industry Association/Federation (158)
San Diego River Park Foundation (163)
Sierra Club (165)
San Diego Natural History Museum (166)
San Diego Audubon Society (167, 167A)
San Diego River Conservancy (168)
Environmental Health Coalition (169)
California Native Plant Society (170)
Citizens Coordinate for Century 3 (179)
Endangered Habitats League (182 & 182A)
Carmel Mountain Conservancy (184)
San Diego Tracking Team (187)
League of Women Voters (192)
Dr. Jerry Schaefer (208A)
South Coastal Information Center (210)
San Diego Historical Society (211)
San Diego Archaeological Center (212)
Save Our Heritage Organization (214)
San Diego County Archaeological Society Inc. (218)
Otay Valley Regional Park CAC – John Willett (227)
Tijuana River National Estuarine Reserve (229)
Theresa Quiroz
Chuck Tanner – County San Diego OVRP Rep (232)
Marilyn Pongeggi - City of Chula Vista OVRP Rep (233)
Deron Bear – Marion Bear Natural Park Recreation Council (253)
Tecolote Canyon Citizens Advisory Committee (254)
Friends of Tecolote Canyon (255)
Tecolote Canyon Rim Owner's Protection Association (256)
Friends of Switzer Canyon (260)
Marion Bear Natural Park Recreation Council (266A/267A)

UCSD Natural Reserve System (284)
John Stump (304)
Chollas Lake Park Recreation Council (305)
Friends of Los Peñasquitos Canyon Preserve, Inc. (313)
Surfer's Tired of Pollution (318)
Debbie Knight (320)
League of Conservation Voters (322)
Mission Bay Lessees (323)
San Diego River Conservancy (330A)
Friends of the Mission Valley Preserve (330B)
River Valley Preservation Project (334)
Mission Trails Regional Park Citizens Advisory Committee (341)
Carmel Valley Trail Riders Coalition (351)
Carmel Mountain Conservancy (354)
Los Peñasquitos Canyon Preserve Citizens Advisory Committee (360/385)
Ocean Beach Merchant's Association (367B)
Friends of Rose Canyon (386)
San Dieguito Lagoon Committee (409)
San Dieguito River Park CAC (415)
Friends of San Dieguito River Valley (419)
San Dieguito River Valley Conservancy (421)
RVR PARC (423)
Beeler Canyon Conservancy (436)
Jim Dawe (445)
Mission Trails Regional Park (465)
San Diego Civic Solutions (*Canyonlands*)
Lee Sherwood, RECON Environmental
Bruce McIntyre, HELIX Environmental
Alliance for Habitat Conservation
McMillan Land Development
RMA Consultants
Sheppard Mullin Attorney's at Law

School Districts (NOTICE ONLY)

San Ysidro School District (127)
San Dieguito Union High School District (126)
San Diego Unified School District (125)
Poway Unified School District (124)
South Bay Unified School District (130)
San Diego City Schools (132)

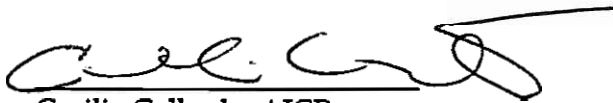
Community College Districts (NOTICE ONLY)

San Diego Community College District (133)

RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received but did not address the accuracy or completeness of the draft Environmental Impact Report (EIR). No response is necessary and the letters are attached at the end of the EIR.
- () Comments addressing the accuracy or completeness of the draft Environmental Impact Report (EIR) were received during the public input period. The letters and responses are attached in an Appendix to the FEIR.

Copies of the draft PEIR, the Mitigation Monitoring and Reporting Program and any technical appendices may be reviewed in the office of the Entitlements Division, or purchased for the cost of reproduction.



Cecilia Gallardo, AICP
Assistant Deputy Director

September 15, 2009
Date of Draft Report

Date of Final Report

Analyst: Shearer-Nguyen